



**BlueVault**  
PARTNERS, LLC

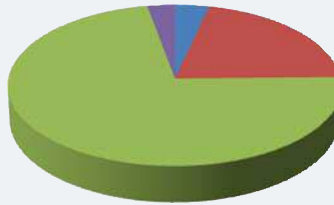
# Nontraded REIT Industry Review

Data as of March 31, 2010

## Dividend Capital Total Realty Trust Inc.

### Portfolio Details:

Total Assets	\$2,318.6 Million
Real Estate Assets	\$1,679.0 Million
Cash	\$489.0 Million
Securities	\$83.2 Million
Other	\$67.4 Million



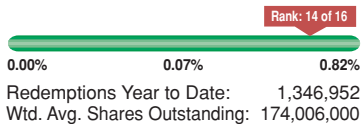
Initial Offering Date:	January 27, 2006
Offering Close Date:	September 30, 2009
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Cash to Total Assets Ratio:	21.1%
Asset Type:	Diversified
Number of Properties:	79
Square Feet / Units / Rooms / Acres:	13 million sq. ft.
Percent Leased:	93.3%



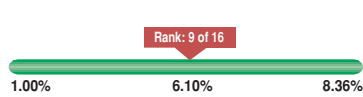
### Redemptions

Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: .....0.77%

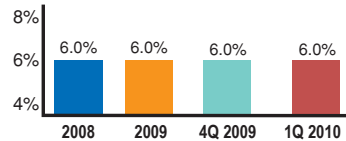


### Current Distribution

Current Distribution Yield: .....6.00%



### Historical Distribution

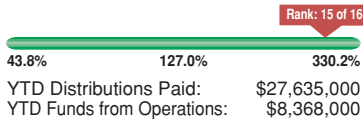


### Contact Information

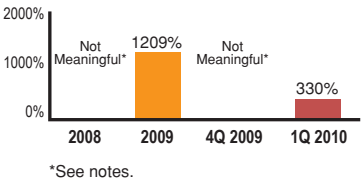
[www.DividendCapital.com](http://www.DividendCapital.com)  
Dividend Capital Securities  
518 Seventeenth St. 17th Floor  
Denver, CO 80202  
866-324-7348

### Distribution Coverage/ Current FFO - YTD

Distribution Coverage Ratio:  
YTD Distributions/YTD FFO .....330%



### Distribution Coverage/ Historical FFO

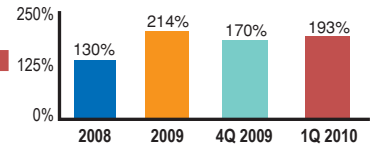


### Distribution Coverage/ Current MFFO - YTD

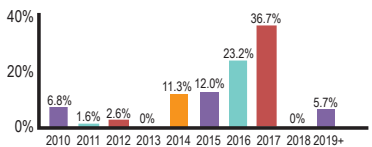
Distribution Coverage Ratio:  
YTD Distributions/YTD MFFO .....193%



### Distribution Coverage/ Historical MFFO

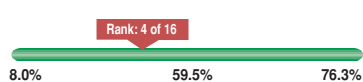


### Debt Maturity



### Current Debt Ratio

Debt to Real Estate Assets Ratio: .....49.2%

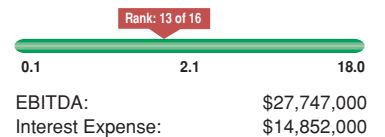


### Debt Breakdown

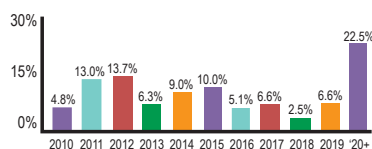
Total:	\$826.5 Million
Fixed:	\$763.9 Million
Variable:	\$62.6 Million
Rate:	2 - 6%
Term:	1 - 9 yrs

### Interest Coverage Ratio

Interest Coverage Ratio: .....1.9



### Lease Expiration



### NOTES:

The MFFO figures reported above are the same as the "Company Defined FFO" figures noted on page 27 of the March 31, 2010 10Q. The Distribution Coverage Ratio is listed as "Not Meaningful" when Funds from Operations (FFO) or Modified Funds from Operations (MFFO) during that period are negative. A negative FFO or MFFO indicates a loss – no accounting earnings to cover the distribution. Keep in mind, however that FFO or MFFO does not indicate when cash actually changed hands. FFO or MFFO is an accrual or accounting measure of profitability that records revenues and expenses when they are incurred – regardless of when cash is exchanged.